

**ANJU PALAN & CO.**

CHARTERED ACCOUNTANTS

Annexure F
FORM 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 06/03/2024

EAGLE DEVELOPERS

Project: "THE MPIRE PHASE II"

Plot No.: 236 HISSA NO 5A/1 5B/1

5B/2 at Fursungi, Haveli, Pune, 421 308

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by EAGLE DEVELOPERS for the period from 01.04.2022 to 31.03.2023 with respect to MahaRERA Regn. Number P52100025862 vide latest certificate of registration dated 23rd July 2020.

1. This certificate is issued in accordance with the provisions of the Real Estate. (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

2. I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.

3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of EAGLE DEVELOPERS for the period ended and on 31ST March, 2023 hereby certify that:

A. Deposits:

Sr. No.		For this Fiscal Year (F.Y. 2022-23)	Total for this project till 31-12-2023
1	Total amount collected from allottees	9,72,50,505/-	29,50,85,189/-
2	% of amount to be deposited as per Act	100%	100%
3	Amount to be deposited as per Act (1*2)	9,72,50,505/-	29,50,85,189/-
4	Total amount deposited in the Designated Bank Account (Refer note below)	9,72,50,505/-	29,50,85,189/-
5	% of Amount deposited in Designated Bank Account (4)/ (1) *100	100%	100%
6	Shortfall/Excess deposit (3-4)	0	0

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

Has the required proportion of money collected from allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account? (Yes / No)

If No, please mention the amount not deposited (Not applicable)



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B. Withdrawals: (Designated Bank Account with Axis Bank, Current Account no. 918020111506886.

Sr. No.		For this Fiscal Year (F.Y.2022-23)	Total for this project from starting till 31-12-2023
1	Opening Balance of Designated Bank Account	0	0
2	Total Deposits	14,13,96,445/-	60,76,54,572.84/-
3	Total amount withdrawn	13,44,20,795/-	60,61,54,572.84/-
4	Closing Balance	80,45,650/-	15,00,000/-

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1 Form 2 and Form 3 issued during the reporting period' (Yes / No)
If No. Please provide the below details :-(Not Applicable)

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals
1		

C. Utilisation:

I/We certify that; EAGLE DEVELOPERS has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the Act. (Yes/ No)

If No, please provide the below details :-(Not applicable)

Sr. No.	Date	Amount not utilised for project cost
1		

D. Any Qualifications / Observations of CA

Sr. No.	Observations
1	In respect of clause B as above, it may be noted that amount withdrawn is within the withdrawal limit is worked out as per form 3 (CA certificate for period ended on 31-12-2023) wherein the amount withdrawable is more than amount withdrawn.
2	This certificate is prepared relying on the information/details/records and/or explanations furnished/produced to us.
3	Above designated bank account was used by the promoter for their other registered real estate project whose registration no. is P52100018184. The said project is completed and OC has been received and uploaded on the RERA portal. Hence, the receipts from the said completed project are also included in the above figures of Deposits.

Agreed and accepted by:
For EAGLE DEVELOPERS

PARTNER

Signature of Promoter

Name: Sri. Abhishek Dinesh Patel

Date: 06/03/2024

Yours Faithfully,
Chartered Accountant

Name: ANJU PALAN & CO.

Membership No. 113564

UDIN: 24113564BKCASW7087

